

Minutes of the Planning Commission Meeting of April 6, 2006

4:30 pm

MEMBERS PRESENT: **John Frey, Council Representative**
 Ray Porterfield
 Dan Enovitch

MEMBERS ABSENT: **Mayor Kenneth E. Patton, Chairman**
 Jim Oper

ALSO PRESENT: **Tom Ockington, Building Commissioner**
 Diane Schiavone, Acting Secretary

John Frey – I would like to call the Planning Commission meeting to order. Roll call was taken and all members were present, except Mayor Patton and Jim Oper. **A motion to approve the Minutes from the March 2, 2006 meeting was made by John Frey. Second –Dan Enovitch. Vote Resulted – Yeas – John Frey, Ray Porterfield and Dan Enovitch.**

Item #1 – West Park Assembly of God, 8707 Memphis Avenue

Pastor Jeff Brown and parishioner, Nick Maroulis were present to request Conditional Use Approval to construct a 13,896 square foot multi-purpose religious facility to be located at 8707 Memphis Avenue. (Previous approval confirmed by City Council on September 13, 2004 is void due to failure to secure a building permit within 12 months of Conditional Use Approval). Pastor Brown began by stating the plans are being reviewed by the Plans Examiner at this time. Dan Enovitch stated his desire to see a more church-like structure, rather than a warehouse-looking structure. Pastor Brown indicated there will be two phases to the construction process. The first being the construction of the multi-purpose facility; the second phase is the sanctuary. The multi-purpose facility will house various functions, i.e., weddings, banquets, bingo and sporting events. Dan Enovitch stated the need for attention to the erosion problem for the residents on Outlook Drive. Pastor Brown stated numerous parcels abutting those residents have been sold to those residents. Pastor Brown continued to say studies have been done to address issues regarding fill dirt and the compaction of the soil. **A motion to approve this request was made by John Frey. Second – Ray Porterfield. Vote Resulted – Yeas – John Frey, Ray Porterfield and Dan Enovitch.**

Item #2 – Lifestyle Furniture, 8888 Brookpark Road

Sandy Shinker, co-owner of Lifestyle Furniture was present to request Sign Approval for the business located at 8888 Brookpark Road. Mr. Shinker stated the sign will be a yellow background, black letters and have the colors red, blue and green incorporated into the design. Dan Enovitch stated his dislike for the color yellow in the sign. Mr. Shinker noted the façade of the building will be painted an almond color. Mr. Shinker also requested approval to locate a digital message sign (LED) on top of the existing pole sign. **A motion to approve the request for Sign Approval pending the granting of necessary variances by the Board**

of Zoning Appeals was made by Ray Porterfield. Second – Dan Enovitch. Vote Resulted – Yeas – John Frey, Ray Porterfield and Dan Enovitch.

Item #3 – Today’s Dentistry, 4370 Ridge Road

Sherry Baskin of Sign-A-Rama was present to request Sign Approval for Today’s Dentistry located at 4370 Ridge Road. Dr. Charles Guizzotti, owner of the building approved the sign changes. Dan Enovitch and Ray Porterfield both expressed their dislike of the tooth picture to be located on the building. Dan Enovitch suggested the ground sign to be of a consistent font type instead of various font types. It was also suggested a tooth decal could be placed on the inside of the entry door. **A motion to approve the request; changing the font on the ground sign to be one font type; no tooth picture to be located on the building and placing a tooth decal on the inside of the entry door was made by John Frey. Seconded – Dan Enovitch. Vote Resulted – Yeas – John Frey, Ray Porterfield and Dan Enovitch.**

Item #4 – Bond Construction, Preliminary Site Plan Approval

John Hocevar of Bond Construction was present to request Preliminary Site Plan Approval to construct a self-storage facility to be located at 7500 Associate Avenue. (Deferred from the November, 2005 meeting). Mr. Hocevar stated the possibility of locating warehousing businesses at this location is not feasible, nor an idea well-liked by the owner of the property. Mr. Hocevar did not bring any additional information regarding self-storage facilities to the Planning Commission for review. After a brief discussion, John Frey made **a motion to defer the request was made by John Frey. Second – Ray Porterfield. Vote Resulted – Yeas – John Frey, Ray Porterfield and Dan Enovitch.**

Item #5 – Jinxed! Costumes & Magic, Sign Approval

Tim and Laurie Bodziony were present to request Sign Approval for Jinxed! Costumes and Magic located at 4666 Ridge Road (formerly Mr. Fun’s). Laurie Bodziony began by stating the sign changes that had been proposed at the previous month’s Planning Commission meeting had been rejected and inquired as to what the Board would approve. Dan Enovitch stated his dislike for the colors and vividness of the proposed sign and noted Tim Bodziony had been advised at the previous meeting to change the proposed sign to less vivid colors. Dan Enovitch then stated he would support a sign change to include white letters on a navy blue background and further stated he would like to see all of the signage in the various plazas to eventually be consistent. Laurie Bodziony stated her company has been without a formal sign for a few months and is losing money and further stated the vivid colors and jester design are essential to draw patrons. John Frey suggested this matter be deferred to the May, 2006 meeting. Laurie Bodziony stated it would not be beneficial for her company to go without proper signage any longer and insisted the Board advise what type of signage would be approved at this meeting. Dan Enovitch stated he would support the blue background with white letters. Laurie Bodziony stated she expected compliance by the other patrons in the plaza as well. She was advised the other patrons will be advised to adhere to the color changes if and when they apply to change

their current signs; but the City does not have the authority to advise them to change current signage.

A motion to approve the request for a navy blue background with white lettering and a jester was made by John Frey. Seconded – Dan Enovitch. Vote Resulted – Yeas – John Frey, Ray Porterfield and Dan Enovitch.

A motion to adjourn the meeting was made by John Frey. Second – Dan Enovitch. Vote Resulted – Yeas – John Frey, Ray Porterfield and Dan Enovitch.

Diane Schiavone, Acting Secretary

John Frey, Acting Chairman